



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2416 35 Street, Calgary T3E2Y1**

MLS®#: **A2170418**

Area: **Killarney/Glengarry**

Listing Date: **10/15/24**

List Price: **\$1,299,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,000 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,938**

Low Sqft:

Ttl Sqft: **1,938**

DOM

**14**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Rectangular Lot,Treed**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas**  
Sewer: **Private Yard**  
Ext Feat:

Construction: **Composite Siding,Concrete,Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Other**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Gas Cooktop,Gas Water Heater,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Open Floorplan,Quartz Counters,Soaking Tub,Sump Pump(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>21`0" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`3" x 6`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`11" x 15`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`11" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`7" x 4`5"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 11`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`7" x 5`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>12`4" x 9`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`3" x 9`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`3" x 9`8"</b>

Walk-In Closet  
 Laundry  
 Family Room  
 4pc Bathroom  
 Laundry

Upper 4`7" x 3`11"  
 Upper 7`6" x 5`11"  
 Basement 14`6" x 13`3"  
 Basement 8`11" x 4`11"  
 Basement 4`10" x 3`3"

4pc Bathroom  
 Kitchen  
 Bedroom  
 Furnace/Utility Room  
 Storage

Upper 7`11" x 4`11"  
 Basement 11`8" x 5`4"  
 Basement 12`7" x 8`8"  
 Basement 10`8" x 5`11"  
 Basement 8`5" x 3`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **4367X**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Nestled in the heart of Killarney, lies a thoughtfully designed and carefully built custom home. The APPROVED LEGAL BASEMENT SUITE offers the ultimate flexibility between affordability and functionality. This home and street has wonderful curb appeal. Upon entry, the main floor greets you with 3/4" wide plank, engineered white oak flooring throughout, a designer kitchen with custom painted kitchen millwork, an 11ft long quartz, waterfall island with pendant lights above the island, and a gas range with wall ovens. It is truly a cook's dream with plenty of storage. There is a gas fireplace with tile surround in the living room which leads to a rear deck, private fenced back yard, and detached double garage. The second floor has 3 large bedrooms, with the wonderfully styled primary bedroom, ensuite with heated floor, and closet, on the front of the home. The basement has a spacious, legal basement suite with private side access, which can be rented for income immediately or used as part of the home. This home is roughed in for Vacuum system, steam shower, and air conditioning, and can be suited to the Buyer's individual needs. The attention to detail and care in building this home is evident from top to bottom and it comes with New Home Warranty for the new owner which starts the day they move in. Killarney is a family-friendly neighborhood and 35 ST in particular has transformed beautifully with several new infill properties in the immediate vicinity. There is direct access to downtown, and accessibility to shopping, gyms, restaurants, grocery stores, and other amenities. Disclosure: The listing Realtor has an interest in the property.**

Inclusions: **N/A**  
 Property Listed By: **Royal LePage Solutions**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







